

Redtail Ridge General Development Plan (GDP) Addendum #1
for
5/20/2021 Planning Commission Public Hearing
Public Comments from 5/14-5/18

Lisa Ritchie

From: Bev B <bevbaker75@hotmail.com>
Sent: Tuesday, May 18, 2021 11:10 AM
To: Planning Commission
Subject: Re: Comments re: Redtail Ridge General Development Plan Amendment

Dear Commissioners,

Following are my comments on Redtail Ridge.

I request that the current proposal be denied and the following concerns be incorporated into any future proposals. A number of other stakeholders and commenters have provided extensive, relevant background and rationale that I won't repeat here.

- Limit total development footprint to that originally approved for the site, as opposed to the current acreage allowed by Louisville's Comprehensive Plan.
- Require future proposals to include viable alternatives for consideration by the Commission and the City.
- Require more open space and require it to be protected from future development, and prioritize development in areas without prairie dogs or other important wildlife habitat such as wetlands and riparian habitat.
- Require Brue Baukol Development Partners to provide a proposal that includes more open space and short- and long-term prairie dog protection. Require inclusion of recommendations from the May 6 letter from Pam Wanek, Prairie Preserves, LLC. regarding prairie dog and vegetation management and more.
- Require future versions of the ERO Resources January 2021 draft Prairie Dog Management Plan to incorporate factual corrections and recommendations included in the May 6 letter from Pam Wanek, Prairie Preserves, LLC.
- Require concrete plans and analyses that address biodiversity, sprawl, traffic, sustainability, climate change, and effects on current and future state of Louisville's empty commercial properties.

Bottom line - please do not allow this to move forward until much more work is done by the developer to include additional wildlife and open space protection, add critical and concrete details, and provide alternatives.

Thank you for your hard work and for considering my comments.

Bev Baker
Louisville resident

Lisa Ritchie

From: Tiffany Boyd <tiffboyd@gmail.com>
Sent: Friday, May 14, 2021 8:15 AM
To: Planning Commission
Cc: City Council
Subject: Brue Baukol and Redtail Ridge

Dear members of the Louisville Planning Commission,

Thank you so much for your volunteer commitment to our community by serving on the Planning Commission.

While I realize that the staff presentation and applicant presentation were first on the agenda, it was disappointing that 41 members of the public were not heard last night during the meeting. I hope that many of them will return on May 20th to share their voices.

Here are the comments I was prepared to share, and have added to, based on last night's presentation.

Thank you for taking the time to read this.

With Kindness,

Tiffany Boyd (she/her)
550 Grant Ave.

Hello, my name is Tiffany Boyd and I have lived at 550 Grant Ave. since 1993. I would like to speak tonight about the missing elements of Brue Baukol's proposal and the opportunity we have as a community to do

better. While many of us realize the time commitment that the Louisville staff have put into reviewing Brue Baukol's application, the elephant in the living room remains glaring and unaddressed.

The continued threat to all of us if we continue to rely on fossil fuels is well documented and steeped in so much science that you cannot go a day without hearing about the rising temperatures of our planet. There are many examples of net-zero building projects here in Colorado, and Brue Baukol has an opportunity to be a leader in **reducing** greenhouse gas emissions. Their plan lacks this leadership and is not considering the general welfare of our citizens and the future generations of our children and grandchildren.

As a municipality, we have three ways that we can encourage and require green building for new construction: Zoning, Design Standards and Guidelines (last updated in 1997 and due to be revised this year), and Building Code. This Redtail Ridge development is asking to be included as a Planned Community Zone District. Our **own** city code states that the purpose of a planned community zone district is to **encourage, preserve, and improve the health, safety, and general welfare of the people** of the city by encouraging the contemporary land planning principles and coordinated community design.

Contemporary land planning principles must include the most sustainable metrics for our times. Brue Baukol is asking to build a development in the midst of a climate crisis which relies on fossil fuels and this **does not improve** the health, safety, and general welfare of the city.

Keaton Howe, Jeff Moline, and Ben Diehl all asked representatives from Brue Baukol at the meeting about more specific metrics on sustainability. Brue Baukol has filled their Sustainability 2.0 document with aspirations, commitments, and goals instead of metrics that clearly tell a story of reducing greenhouse gas emissions. Addressing

sustainability in the PUD phase is too late, it must be addressed now, or their proposal should be rejected.

Once again, we have profits (for the City and for Brue Baukol) taking a front seat over the people of our community and our land, air, animal species, and health. There was a lot of discussion about the tax revenue over time for our city, and the fiscal gains as Redtail Ridge is built out. These metrics were researched and delivered. Not so with any metrics on greenhouse gas reduction. Brue Baukol can and must do better. If they have the money to purchase this property, they have the money to be leaders in creating a net zero development that acknowledges the health, safety, and general welfare of the people of our city.

Please insist on the real sustainability metrics that would show a commitment to the health of our community for generations to come.

Thank you,

Tiffany Boyd
550 Grant Ave.

Lisa Ritchie

From: Aaron Grider <aaronapg@icloud.com>
Sent: Tuesday, May 18, 2021 9:26 AM
To: Planning Commission
Subject: RedTail Ridge... please deny the GDP amendment and leave the development capped at 2.5 mil. sq. ft

Dear Commissioners,

I am a Louisville resident and I am strongly in favor of reducing the size of the proposed RedTail Ridge development plan and INCREASING required open space.

1. Louisville Should Deny the GDP Amendment:

The Comprehensive Plan allows for 3.1 million square feet of buildings at the site. But the GDP for the property, created for the 2010 ConocoPhillips development that never materialized, allows for 2.5 million square feet. Brue Baukol is applying to the city for an amendment to the GDP to bring it into alignment with the Comprehensive Plan and allow for 3.1 mil. sq. ft.

I ask that you please deny the GDP amendment and leave the development capped at 2.5 mil. sq. ft. This is still much larger than the StorageTek development on the site, which was only 1.6 mil. sq. ft. If the buildings are clustered together efficiently, more than a meagre 40 acres of the site can be preserved as open space. A smaller development means fewer people in fewer cars, and fewer buildings to either sit empty or poach from Louisville's other commercial spaces.

2. Louisville Should Require Specific Commitments About the Types of Uses at Redtail:

The market analysis, the financial analysis, and the traffic analysis for Redtail Ridge are based on the working assumption that 55% of the space will be office, 44% will be industrial, and 0.5% will be retail. This distribution of uses is entirely hypothetical. Without commitments in place, the site could end up being 100% retail (Walmart Super Center, anyone?), or any combination of uses.

Together with limiting development to 2.5 mil. sq. ft., I ask that you please require either a commitment to this distribution, or market, financial, and traffic analyses for a wide range of possible distribution scenarios. In no way should an analysis submitted for a single scenario be considered sufficient.

Thank you for this consideration...

Aaron Grider
Colorado, USA
303-552-1083

Lisa Ritchie

From: RJ Harrington <transitionrj@gmail.com>
Sent: Thursday, May 13, 2021 10:54 PM
To: Planning Commission
Cc: City Council
Subject: Redtail Ridge 2.0
Attachments: 20210513 Louisville Planning Commission - Redtail Ridge 2.0.pdf

Thanks for your service to our community, Commissioners.

Please find attached my planned 3 minutes of verbal comment expanded with no mindfulness of that time limit. Also, placed in the body of the email below.

**For our progeny,
RJ**

**RJ Harrington, Jr.
720-985-7554 m**

Because the Commission decided to continue this meeting, I hesitate to edit what was to be spoken comments as a written follow up, but you'll read many. I beg the volunteer Commission to allow its volunteer neighbors equal oral time to the paid professionals from this meeting. If my life allows additional rearranging, I hope to attend the next scheduled public comment period on the 20th to speak from my Heart & Soul (yes, that is also a reference to Robb Berg's and the applicant's slide deck).

Good evening again, my name is RJ Harrington and our family resides at 457 E Raintree Ct. I speak tonight on our children's behalf as well as all members of their and future generations. This includes the children of the Brue Baukol leadership team who used to be featured on their old website.

On this 2.0 proposal, I am speaking to commitments. Commissioner Diehl spoke to this lack of specifics tonight. Specifically those commitments that haven't been made with regard to deep sustainability.

If the community was heard in Redtail Ridge 1.0 then what was missed when I spoke these same words? As a condition of approval, Brue Baukol should go above and beyond for species survival. Marketing a GDP equipped for this and future decades has been talked about by Geoff, but it's still just talk.

Credit based LEED 4.0 point system is already outdated and laughable. The LEED program has become a grift of significant magnitude. EV Ready = conduit? What about dedicated electric circuits? Simply do what a habitable climate requires.

Despite honoring the work that Katie Baum, LSAB and our community took to revise the Sustainability Action Plan, those that are written in this application are weak, unenforceable and fundamentally lacking. Waiting for the PUD phase is too late. Thanks to Commissioner Moline and Planning Director Zuccaro for suggesting that

tonight is (would have been, will be on the 20th?) a good time to discuss commitments in the GDP *land use* plan. Will the land be used to transport fossil gas?

The science is clear. Our species must eliminate all fossil fuels extraction and combustion now, or we will exceed our allowable carbon budget within this decade to give civilization a 67% chance to limit temperature increase to 1.5 degrees celsius agreed to in the Paris Climate Accords. Time for oral comment tonight is limited, but should we need to read and discuss the science tonight? We all have access to troves of data from a variety of trusted sources (some in our County; NOAA, UCAR, etc.) that prove these points.

This proposal may check all the boxes that our Planning staff, zoning codes and various ordinances require, but it does not commit to no new fossil infrastructure. Mostly in the form of new methane a/k/a natural gas, or specifically fossil gas infrastructure supply and flow lines. IECC 2021 does not address this issue. This is a broader failure on the part of our community for not specifically calling out eliminating fossils in City zoning, etc. Our air is poisoned daily by the frack fields to our East and North East. Creating a new pull on that extractive poison is suicide.

The applicant has chosen to engage out of town writers for their sustainability goals and related studies. Some of them are now indicated as staff. I have attended two virtual meetings and it's been made apparent to me by the applicants that they will not commit to sustainability measures that fully benefit this and every generation. I have replayed the recording of the virtual meeting with the Louisville Citizen Action Council and still no commitments that are real and enforceable.

Suffice it to say that fossil gas elimination is possible as well as necessary. Our family has achieved it for our single family home. We began with a solar array in 2007. In 2009 we added additional solar production to power geothermal ground source HVAC. Study geothermal if you want to pay for a Brendle Group study Brue Baukol, but we have demonstrable proof that it works in this geographic area. In 2011 we upgraded our insulation and added new energy efficient windows in 2012. Since 2013 we've been driving electric and now power two EVs predominantly with our on roof solar generation. In 2019 the fossil gas hot water heater reached the end of its useful life and we replaced it with an electric heat pump DHW.

I don't reference this to boast, but to prove that if one family can walk this talk, and I know that many Louisville families have also done much of this work, then so can Brue Baukol. We did it over a period of years, Redtail Ridge 2.0 must be required to do it from the beginning. I ask that unless written, enforceable commitments to no new fossil gas infrastructure is included in this proposal, that it be rejected.

Our City is honored to include as neighbors; solar professionals, architects with a focus on green building, climate activists and attorneys, regulatory attorneys, energy efficiency professionals and more. However, our "neighbors", figurative and literal in Superior and Lafayette, at Brue Baukol chose to hire out-of-town folks to compose unenforceable sustainability goals.

A more committed focus on the Louisville community and broader community of a habitable habitat for all species would be welcome.

RJ Harrington
457 E Raintree Ct.

Because the Commission decided to continue this meeting, I hesitate to edit what was to be spoken comments as a written follow up, but you'll read many. I beg the volunteer Commission to allow its volunteer neighbors equal oral time to the paid professionals from this meeting. If my life allows additional rearranging, I hope to attend the next scheduled public comment period on the 20th to speak from my Heart & Soul (yes, that is also a reference to Robb Berg's and the applicant's slide deck).

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the frack fields to our East and North East. Creating a new pull on that extractive poison is suicide.

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A more committed focus on the Louisville community and broader community of a habitable habitat for all species would be welcome.

RJ Harrington
457 E Raintree Ct.

Lisa Ritchie

From: Jennifer Kilpela <mandevillej07@gmail.com>
Sent: Friday, May 14, 2021 1:40 PM
To: Planning
Subject: Redtail Ridge 2.0

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission Members and Staff,

Thank you for the time and effort you have dedicated towards reviewing the Redtail Ridge project. I was able to listen in to some of the discussion on the May 13th meeting and have reviewed the Redtail Ridge website, including the community meetings that BrueBaukol undertook. I have several considerations for the commission and staff as they continue their evaluation of the project:

- As Open-Space - As a Louisville resident that drives past the proposed site consistently, I have never considered that site to be "open space". I always considered the site as an unused, forgotten property. I am in favor with some development of the property, although I agree with others that the development should be thoughtful and in-character with Louisville.
- As Office/Industrial/Retail - I share similar concerns as others that this area doesn't need additional office/industrial/retail space. As I heard at the meeting last night, Louisville's CTC still has 14% vacancy rates. Supporting additional retail is challenging, as I believe was confirmed during the previous review of Sam's Club/Ascent Church. Has BrueBaukol or Louisville undertaken a detailed review to show local area vacancy rates across these real estate segments? I also share concerns on structural impediments in the office and retail sector. With the remote work movement and shift to online shopping, I question the viability of a campus that large. Also, the lack of housing, much less affordable housing, in the area could certainly deter businesses from choosing Redtail Ridge as their office location.
- On Spec - my previous comment brings me to an additional concern I have regarding the property. The proposed plan seems to be built entirely on spec - meaning that BrueBaukol has not lined up any tenants willing to commit at this point. Building on spec like this is highly risky. What if tenants don't come - how would that affect the area? Would we be looking at an empty area with infrastructure but no occupancy? Further details on downside risks would be helpful.
- Other concepts - Other than Redtail Ridge 1.0 and 2.0, I am curious if Louisville or BrueBaukol has considered alternative options for the site that can provide a mix of economic returns and positive local impact. As many of the emails from local residents suggest, this has tended to be an either/or issue with those supporting more open space and others suggesting favor for increased city revenue. However, I don't think the two have to be mutually exclusive. Many cities and areas have been fruitful in developing projects that make a positive local impact on well-being, while at the same time supporting the economic vitality of an area. I offer the High Line in NY and Bonton Farms (and proposed Bonton Village <https://www.mohment.com/bonton-village>) as examples. Since this is such a large parcel of land, I think we (Louisville) owe it to ourselves to be as thorough and exhaustive in ideas for developing the land.

In summary, I am generally in support of re-development of the site; however I think Louisville should be more exhaustive in working with BrueBaukol on ideas that both meet the desires of local citizens and provide economic and fiscal benefits. Thank you for considering my questions and thoughts.

Best regards,

Jennifer Kilpela
682 W. Hickory Street
Louisville, CO 80027

Lisa Ritchie

From: John Leary <johntleary@comcast.net>
Sent: Tuesday, May 18, 2021 12:38 AM
To: Planning Commission
Cc: Rob Zuccaro
Subject: Open Space
Attachments: Redtail Site.eml; ATT00001.htm; Key Open Space.eml; ATT00002.htm

Members of the Planning Commission,

Last year I attended one of the field trips to the STK site sponsored by Brue Baukol. Mr. Baukol pointed out a portion of the property being proposed for open space. The area was mostly in the northwest quadrant of the property. He made a very cogent argument for the property being open space, pointing out the area was in a swale that was unlikely to have ever been developed, contained most of the trees on the property and, in general, was unique in its topography.

Maybe much of this property is in the open space areas shown on the GDP map. But there is no way of knowing how much, and the issue is further confounded by the amount of open space being limited by the acreage numbers in the GDP. At a public meeting with representatives of the applicant, I asked if they could add to their presentation an aerial view of the site showing the approximate boundaries of the proposed open space. This was not done. Consequently, attached you can find an aerial view of the STK site, and I have outlined on a second aerial map land I believe to be a candidate for open space. I am not proposing you act on this information. I present it as an example of the kind of information you need for making your decision on open space.

Without more information I do not know how you can act on on this matter. I would add that the Open Space Advisory Board had a very shallow discussion on this matter creating angst for members of the public attending the meeting. The following are some of the criteria that must be satisfied in the PUD phase of the development process. It is necessary to look ahead at these criteria. It is nearly impossible to create a comprehensive approach to designing open space in the PUD process because of its piecemeal nature.

17.28.120.A and B lays out the "elements" that must be satisfied in the PUD process.

17.28.120 A.4 reads: "Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function."

17.28.120.B.4 reads: "The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.

I fear the location of land identified as park land is driving the configuration of open space. This is wrong. The two do not have to be contiguous. The choice of land for open space should be made by implementing the above criteria.

On to a second issue; the applicant appears to be committed to restore native vegetation in open space areas. This is to be commended. However, any open space received as compensation for waivers should also be required to be populated by native plants. Requiring this land to be simply maintained in its existing condition is insufficient. When StorageTek acquired this land, it was being used as pasture. It was likely to have been in this use for many decades. Such a use likely destroyed much of its native vegetation.

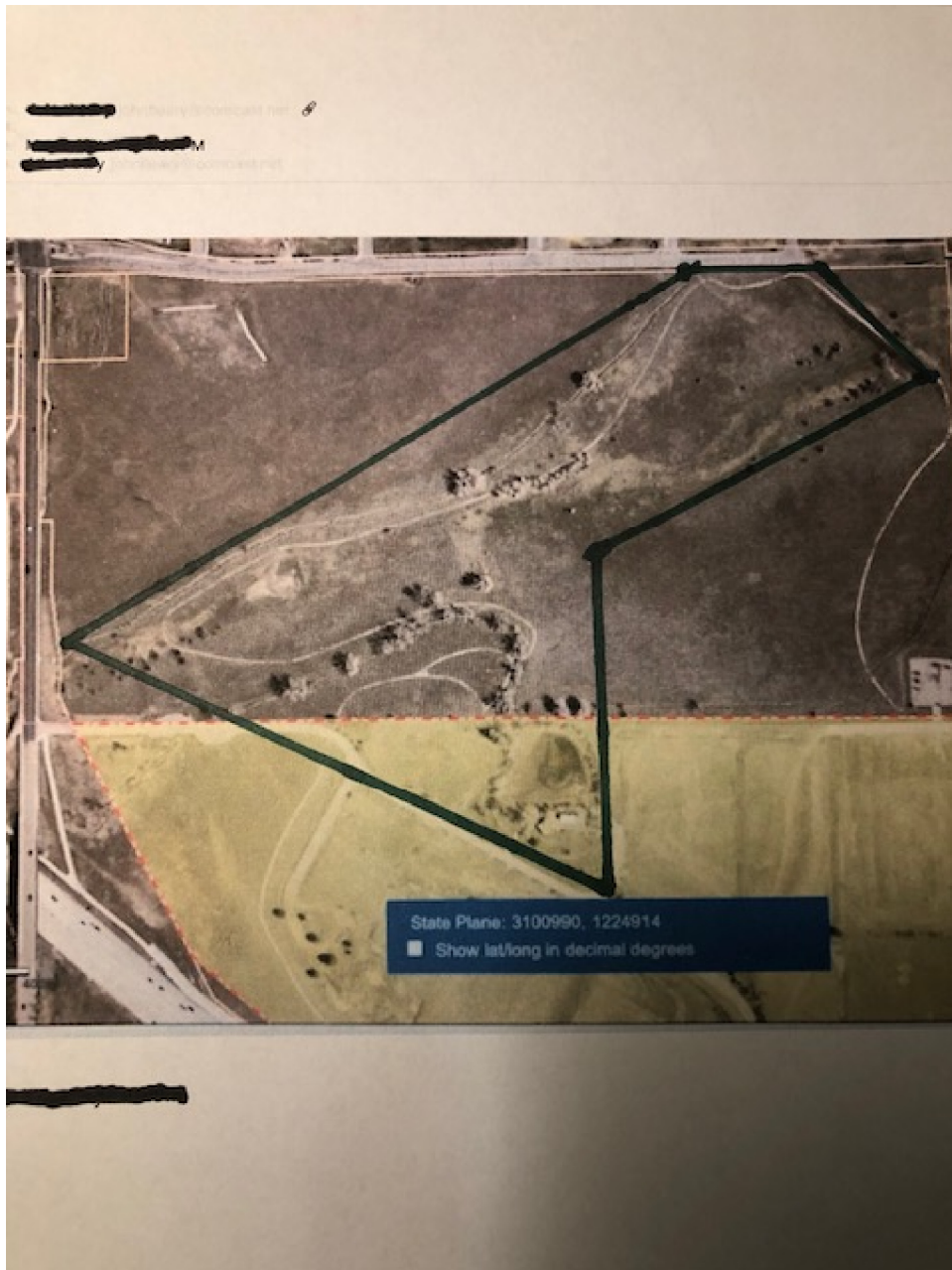
Thanks for your attention to these matters,

John Leary
1116 Lafarge Ave



State Plane: 3103410, 1225821

☐ Show lat/long in decimal degrees



Lisa Ritchie

From: Meredyth Muth
Sent: Monday, May 17, 2021 8:04 AM
To: Planning
Cc: 'bmcquie@yahoo.com'
Subject: FW: Redtail Ridge latest proposal

Please see the below message for the Planning Commission May 20 addenda.

MEREDYTH MUTH
CITY CLERK
CITY OF LOUISVILLE, COLORADO

From: Beth McQuie [mailto:bmcquie@gmail.com]
Sent: Sunday, May 16, 2021 12:35 PM
To: Meredyth Muth <meredythm@louisvilleco.gov>; Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge latest proposal

Dear Meredyth,

I sent the following letter to the Planning Commission last week. However, I do not see it in any of the Addenda with Public Comments. Could you see that it gets included in the meeting packet for the May 20, 2021 meeting? Thanks.

Beth McQuie

Dear Planning Commission:

I am writing about the proposed Redtail Ridge development. I urge you not to approve it at this point. It has flaws that need to be addressed.

Protect the environment and open space

- New buildings should REQUIRE solar panels to be used, not have that as an option. We are in a climate crisis and we need to be rapidly and fully transitioning to clean energy.
- More open space should be dedicated. The current 39 acres is far too small. I hope that the proposed additional space adjacent to what has already been dedicated will be approved, but I don't like the idea of compensating by adding more building heights elsewhere. Open space is a treasure that we need to protect. Once gone, it is gone forever.
- Since Brue Baukol has divided the land into parcels, planning to sell them off, maybe the city could buy a parcel, with the help of the Conservation Fund and other nature groups. Perhaps they could even negotiate for a portion of the land that works best as open space, even if it is not strictly within just one of BB's "districts."
- I would prefer to keep all new buildings on the existing Phillips building sites and keep the remainder of the now undisturbed land as open space.
- Undisturbed views of the mountains should be maintained, with no building allowed to interfere with that.
- Please protect more of the existing prairie dog colonies. They have rights, too. There are 142 acres of active prairie dog sites on the Redtail Ridge property.

Protect the corner of 88th Street and Campus Drive

- Please do not allow a fire station at the corner of 88th St. and Campus Drive. I live near there, and already get noise disturbances from ambulances going to Avista Hospital. Adding fire engine noise would be horrible. It would also lead to more traffic on 88th, and possible widening of that road. Widening 88th could decrease the land space buffer there and add traffic noise to the neighborhood.
- Please do not allow soccer fields on the property. There are other areas in town that would be more appropriate for that. For example, the area next to the existing ball fields and Lafayette would be a perfect place for soccer fields. They already have some parking they could utilize as well as large lights. Lafayette could share the site and the costs. Adding soccer fields to Redtail Ridge would lead to more parking spaces, possible widening of 88th, disturbance of the adjacent open space and the creatures that live there, as well as light pollution at night. It would also add traffic noise disturbance for neighbors.

Discourage vast parking lots and concrete

- I am quite concerned that the current plan allows for coverage of most of the land with buildings and parking lots. That is ugly and not in character with Louisville or Boulder County. Please encourage underground parking, if possible, so there is less asphalt everywhere. Asphalt reflects heat. The climate is warming and we need to be cooling it not heating it further. If underground parking can't be built, ask for 2-3 story parking garages with greenery. I also think buildings should be more clustered, with more space left undisturbed or native plants put in.
- If some of the parking were to be underground, that would allow for more natural open space and/or beautiful landscaping above ground.

Don't build before demand is proven

- I am also concerned that there may not be a real demand for all of the buildings being planned. Why not wait and see if there are tenants before building something that may sit empty and unused? There is already a lot of new office and industrial space just across the parkway, at Arista, in Broomfield. Most of it is sitting empty, from what I saw. The CTC is close by as is Interlaken Office Park (behind Flatirons Mall)—all competition for Redtail Ridge. Also, would the new RR site potentially pull current tenants away from the CTC or other parts of town?

Wait for ideal anchor corporate tenant

- The ideal would be to try to find one large corporate tenant, similar to Phillips 66 or Medtronic. Then that tenant could have a say in designing a building that meets their needs. What's the rush? Why not wait for the ideal tenant?

Thank you for considering these requests.

Sincerely,

Beth McQuie
972 Saint Andrews Lane, Louisville

Lisa Ritchie

From: Jeffmeier <jeffmeier@comcast.net>
Sent: Tuesday, May 18, 2021 1:57 PM
To: Planning
Subject: Redtail Ridge

I support the applicant's plan

Jeff Meier (970) 948-6666
470 County Rd

Lisa Ritchie

From: Brad Pugh <bpugh1@gmail.com>
Sent: Tuesday, May 18, 2021 3:04 PM
To: Planning Commission
Subject: Redtail Ridge Opposition

Hello,

I'm writing to express my concern about and opposition to the Redtail Ridge development. Specifically the Planning Commission should do and require the following:

1. Louisville Should Deny the GDP Amendment:

There are two things at play here: the city's Comprehensive Plan, and the General Development Plan (GDP) for this particular property. The Comprehensive Plan allows for 3.1 million square feet of buildings at the site. But the GDP for the property, created for the 2010 ConocoPhillips development that never materialized, allows for 2.5 million square feet. Technically, what Brue Baukol is doing is applying to the city for an amendment to the GDP to bring it into alignment with the Comprehensive Plan and allow for 3.1 mil. sq. ft.

The city can – and should – deny the GDP amendment and leave the development capped at 2.5 mil. sq. ft. This is still much larger than the StorageTek development on the site, which was only 1.6 mil. sq. ft. If the buildings are clustered together efficiently, more than a meagre 40 acres of the site can be preserved as open space. A smaller development means fewer people in fewer cars, and fewer buildings to either sit empty or poach from Louisville's other commercial spaces.

2. Louisville Should Require Specific Commitments About the Types of Uses at Redtail:

The market analysis, the financial analysis, and the traffic analysis for Redtail Ridge are based on the working assumption that 55% of the space will be office, 44% will be industrial, and 0.5% will be retail. This distribution of uses is entirely hypothetical. Without commitments in place, the site could end up being 100% retail, or any combination of uses.

Together with limiting development to 2.5 mil. sq. ft., the Planning Commission should require either a commitment to this distribution, or market, financial, and traffic analyses for a wide range of possible distribution scenarios. In no way should an analysis submitted for a single scenario be considered sufficient.

Sincerely,

Brad Pugh

Brad Pugh
303.819.4232

Lisa Ritchie

From: Gayle Schack <gmschack@gmail.com>
Sent: Tuesday, May 18, 2021 11:43 AM
To: Planning Commission
Subject: Redtail Ridge

Please do not approve this plan that takes away so much of our open space in Louisville. It's so lovely to have the area open and supportive of local animals and vegetation.

Safe what left of the Louisville I remember moving to 27 years ago.

Gayle Schack

gmschack@gmail.com

Lisa Ritchie

From: Debbie Singer <debbiemoin@yahoo.com>
Sent: Tuesday, May 18, 2021 11:45 AM
To: Planning Commission; jsingerrupp@gmail.com
Subject: Redtail Ridge- don't expand the sprawl

To the Louisville Planning Commission:

I sadly traveled east on South Boulder Road today to Highway 42. This stretch of South Boulder Road is at least 50% residential housing, yet I counted 14 business "Now Leasing" signs. These are owners who bought in Louisville, built in areas in Louisville according to zoning and city code. None of the space added to sprawl but rather built on streets already in existence, already had sidewalks and bike paths in place and all one or two story structures fitting in with our beautiful TOWN. These owners committed to Louisville years ago. Isn't it "beholdin'" to us to now commit and support them? Adding the hideous Redtail Ridge development at the other end of town(new roads, parking lots, cement) simply expands the sprawl. Such a beautiful, unique site needs a small town, unique solution.

Sincerely,
Debbie Singer

Sent from my iPhone

Lisa Ritchie

From: Angele Sjong <angelesjong@yahoo.com>
Sent: Tuesday, May 18, 2021 12:20 PM
To: Planning Commission
Subject: Redtail Ridge 2.0 Footprint is Still Too Large

Dear Louisville City Council Members,

I am writing because I have concerns about the latest Redtail Ridge proposal. The fact that the generous square footage allowed by the Comprehensive Plan did not include parking lots came as a huge disappointment.

After all this discussion, we still have only 10% of the land (389 acres) set aside for open space.

Please note that many of us residents are not 100% opposed to restoring commercial activity at the former Storage Tek site.

But that does not mean that we welcome turning this precious land into another “Broomville”.

I respectfully ask the Council Members to answer this question: is this really the best that we can do? Does the footprint really have to be this large?

Once that prairie is gone, it's gone. Can we approve of a development plan that we'd actually be proud of when we're all done?

Sincerely,

Jill Sjong
601 Dahlia Way
Louisville

Lisa Ritchie

From: Verstraete, Jim <jverstra@ball.com>
Sent: Tuesday, May 18, 2021 8:53 AM
To: Planning Commission
Subject: Redtail Ridge

Dear Planning Commission,

As a long-time Louisville homeowner, here are some of the things I'm concerned about:

Sprawl: This property is the last undeveloped large land parcel along the US-36 corridor between Louisville and Denver, and represents 8% of Louisville's total land area. When Redtail Ridge is complete, Louisville will join the Broomfield-Westminster-Thornton-etc. monoculture to the east. So much for introducing visitors to our small town character!

Cannibalizing Revenue: Louisville has no shortage of empty commercially-zoned real estate. Shouldn't the city concentrate on filling these properties instead of creating new ones that will compete for tenants? Does anyone in Louisville hope to see continued blight along McCaslin? Is it really likely that the demand for office space will not only return post pandemic but *increase*?

Not What We Expected: When this property was zoned for commercial and light industrial uses in 1978, the decision was based on StorageTek's plan for a single-user corporate campus. When the square footage approved for the site in 2010 was increased, the decision was based on ConocoPhillips' plan for a single-user corporate campus. Now Brue Baukol is proposing a sprawling development where parcels will be sub-divided and sold to different, multiple owners. This is not what we had in mind in 1978 or in 2010.

Biodiversity: Despite the reduction in the size of this development from last year, the amount of undisturbed open space suitable for wildlife remains the same: only 40 acres. This is not enough. Raptors and songbirds, prairie dogs, coyotes, foxes, snakes, and other animals abound at this site, most of which has never been developed (StorageTek had a relatively small footprint during its time there). Brue Baukol plans to exterminate up to 5,500 prairie dogs. The recommended 2021 survey for burrowing owls has not been completed.

Sustainability: The application materials for Redtail Ridge include a DRAFT sustainability plan. This is full of lofty but vague ideas about transportation, building efficiency, site development, energy and carbon reduction, and waste management goals – to be pursued so long as they are “commercially reasonable.” In sum: this document prioritizes the bottom line over sustainability, and as a DRAFT nothing in it is binding anyway.

Climate Change: The Redtail Ridge development would cover the property almost edge-to-edge with buildings and asphalt. The heat-island effect of this kind of environment is well-documented. These non-porous surfaces also prevent water from reaching into the ground and contribute to Colorado's

worsening drought. (Fun fact: Prairie dog burrows allow moisture to saturate deep into the soil, and there's growing consensus that the worldwide destruction of burrowing animals is a contributing factor to a warming climate).

Climate Change, cont.: Nothing in the draft sustainability plan commits to LEEDs certification for the buildings at Redtail. The site is not easily accessible by foot, by bike, or by RTD: single-occupancy vehicles are likely to be the norm for workers and others commuting to the site. Traffic studies project a daily trip generation of 20,104 vehicles.

Please do not let this development proceed!

Thank you,
Jim Verstraete
Louisville

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